

San Giuliano terme – Toscana

# Farmhouse with outbuilding and sea view pool

Property ID: IT242941161



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PURCHASE PRICE: 1.200.000 EUR • ROOMS: 10 • LAND AREA: 25.000 m<sup>2</sup>

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## At a glance

Property ID	IT242941161
Rooms	10
Bedrooms	5
Bathrooms	4
Year of construction	1800
Type of parking	6 x Other

Purchase Price	1.200.000 EUR
Commission	Subject to commission
Total Space	ca. 620 m <sup>2</sup>
Equipment	Swimming pool

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Pellet	Final Energy Demand	84.82 kWh/m <sup>2</sup> a
Power Source	Pellet-Fuelled	Energy efficiency class	G

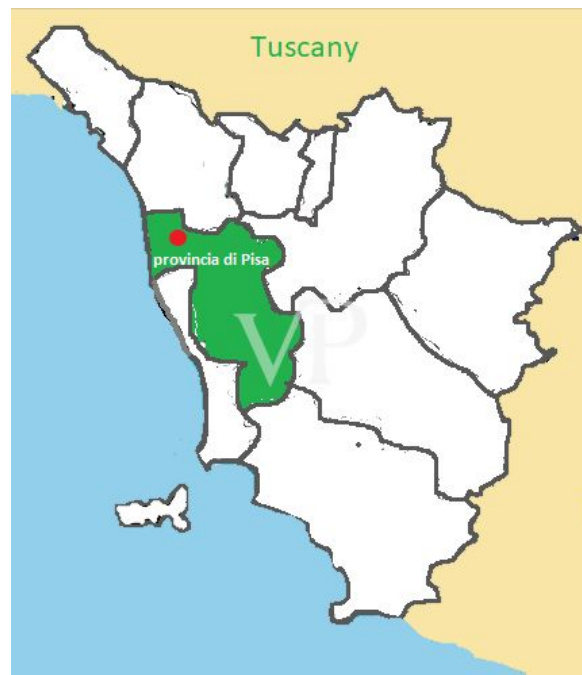
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## The property



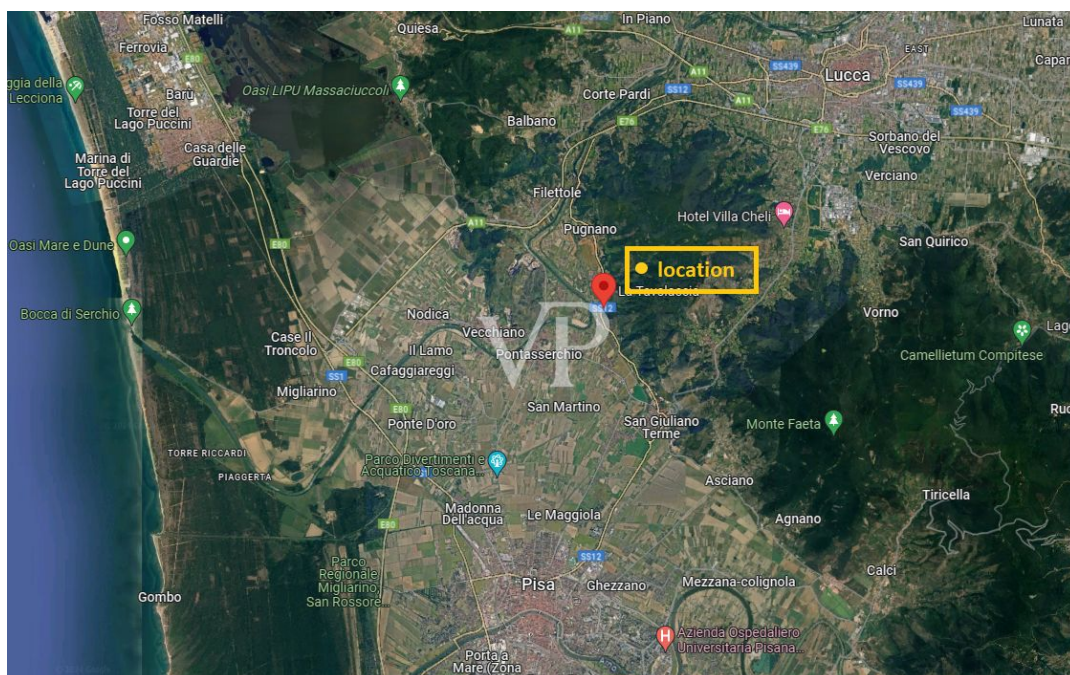
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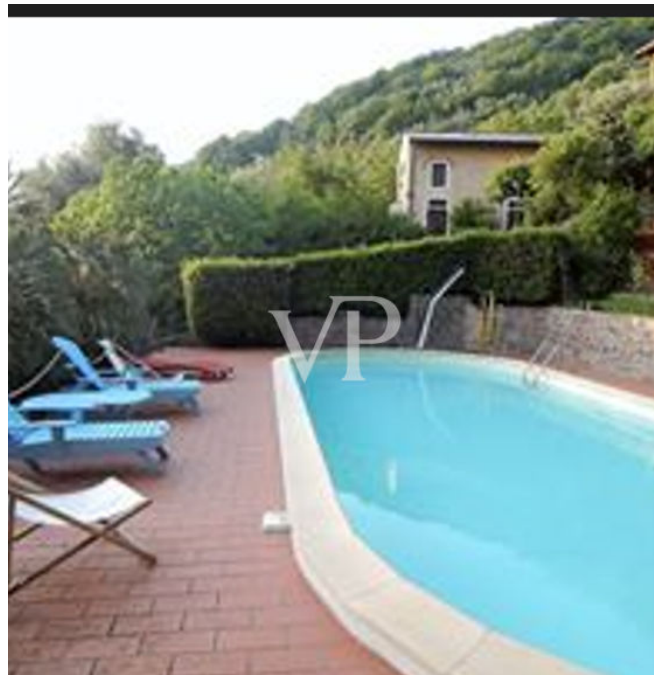
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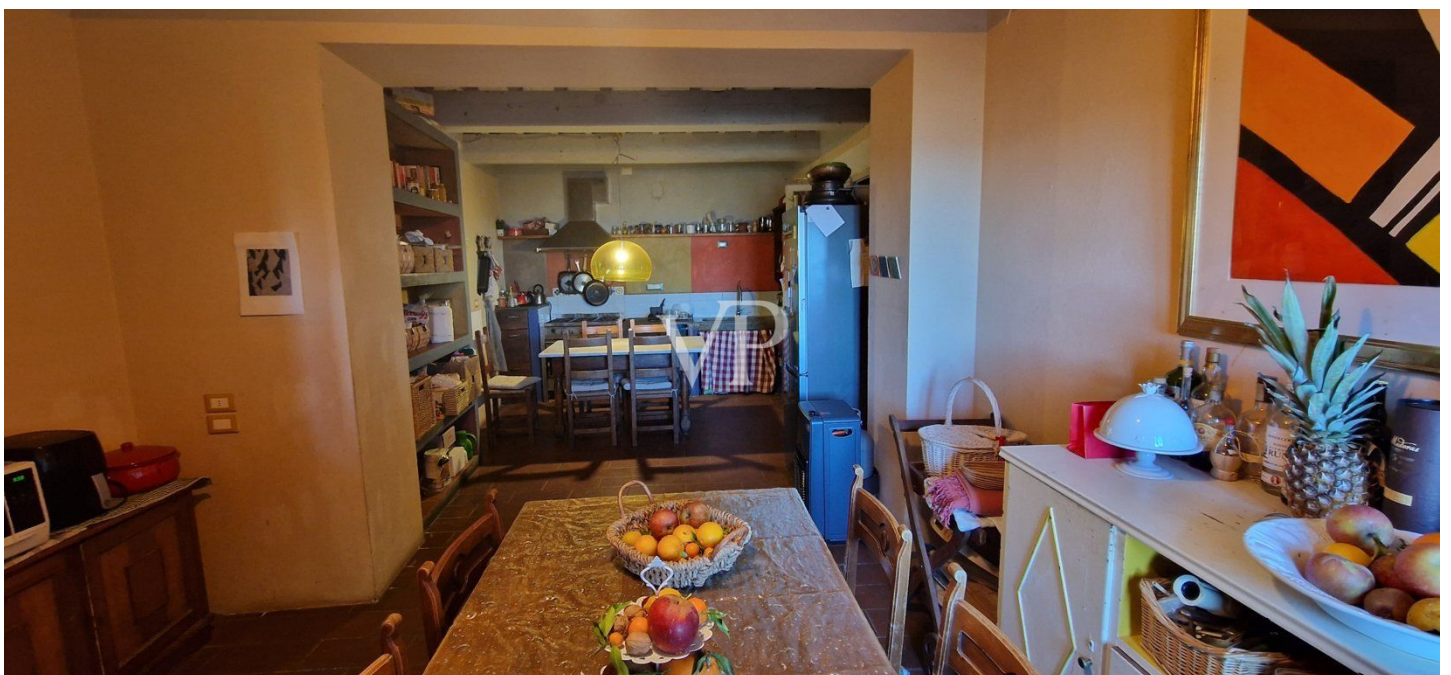
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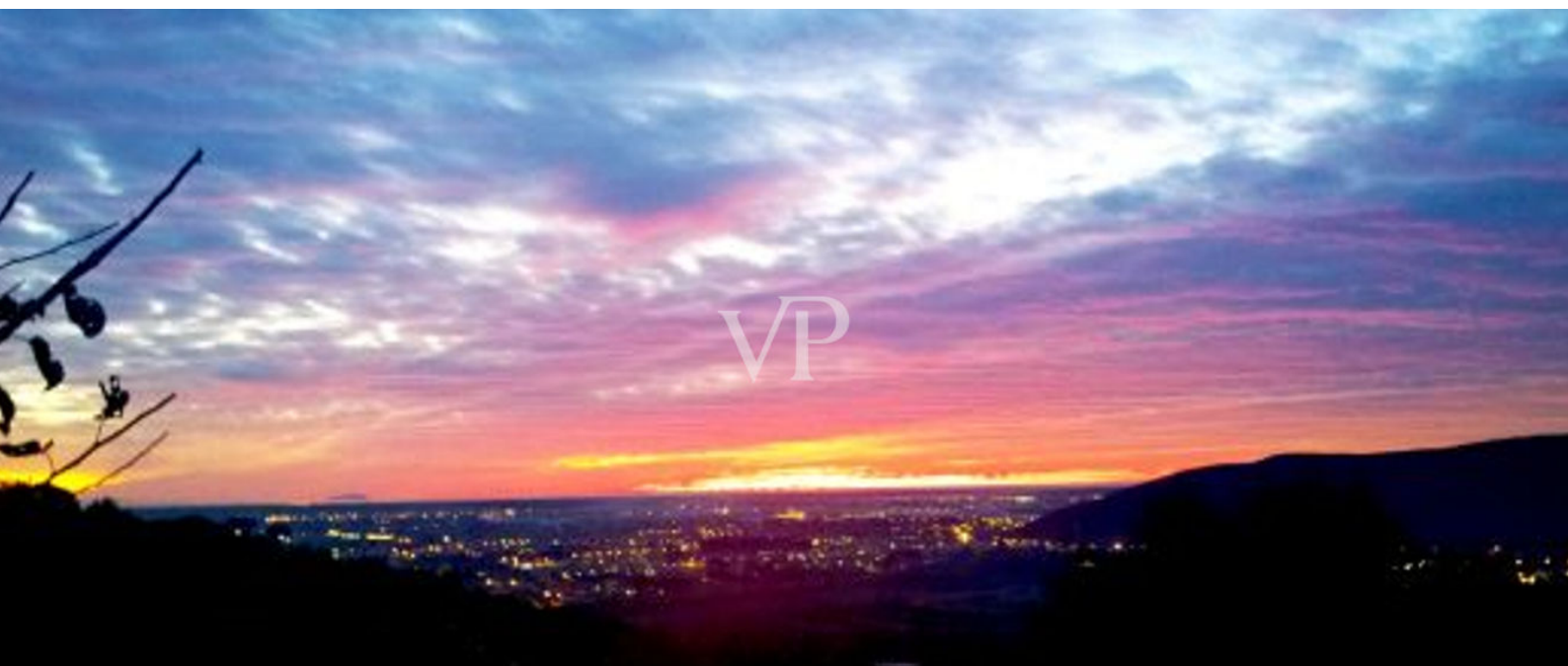
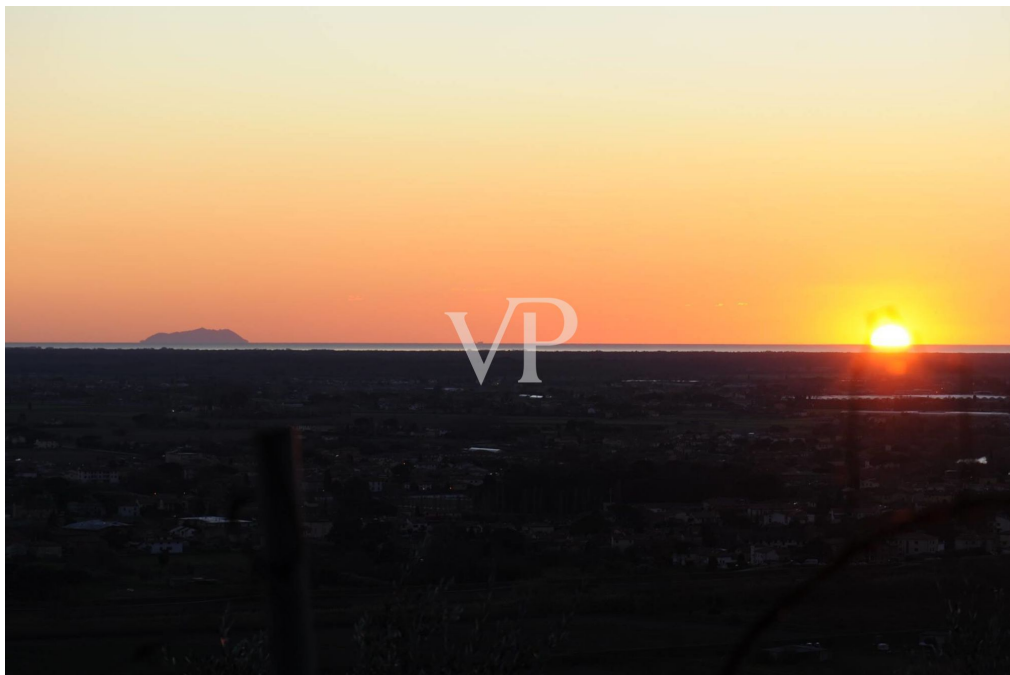
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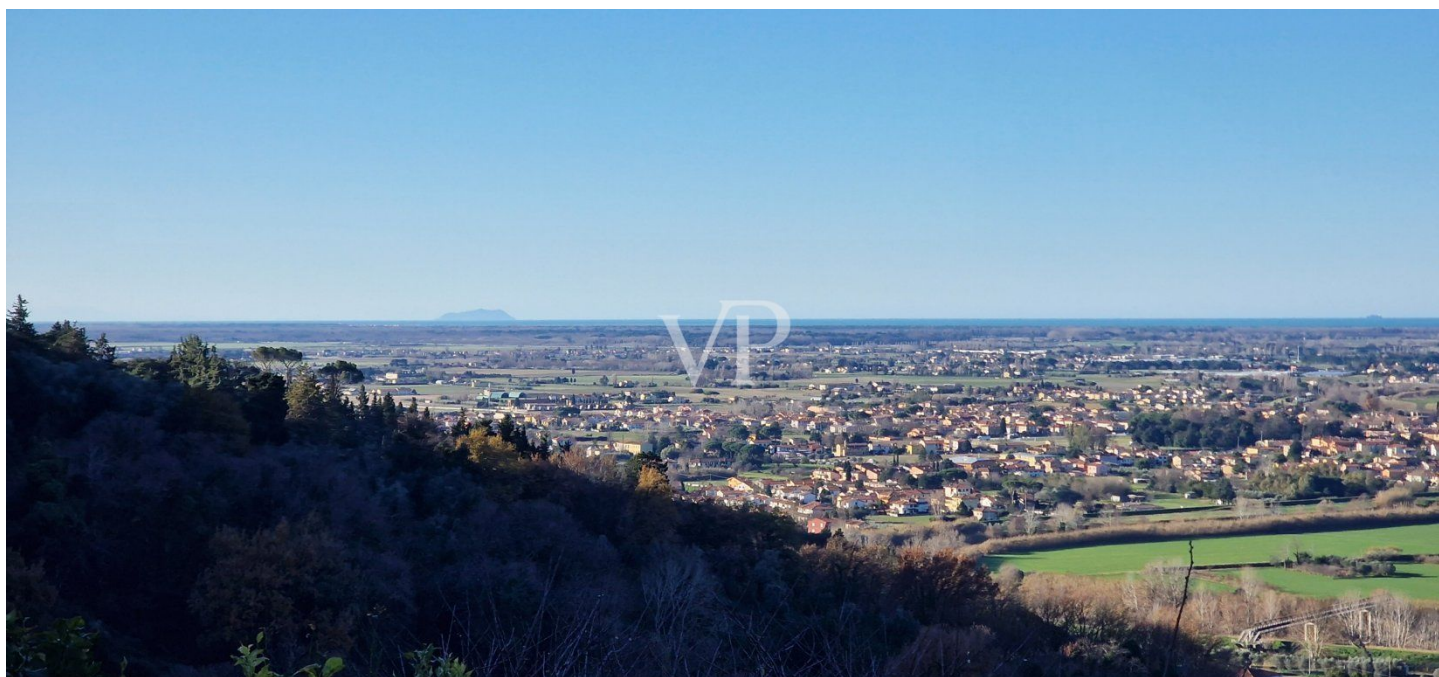
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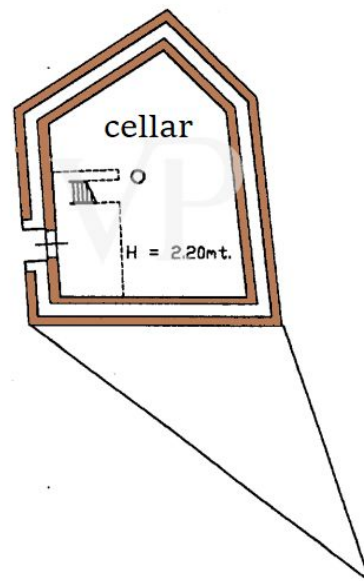
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## Floor plans

Plan A



building number 1



Building n° 3 see plan A  
edificio n 3



ground floor  
piano terra

first floor

piano primo



Building n° 3 see plan A

edificio n 3

building number 2

edificio n 2



PIANO TERRA

Ground floor





building number 4



garage



ipina planimetria in atti

building number 2

edificio n 2



first floor  
piano primo



## Building n° 3 see plan A



second floor

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Farmhouse in the hills of San Giuliano Terme PI It is in this ideal place a few kilometers from the San Giuliano Terme that we offer a property consisting of a beautiful renovated farmhouse with outbuilding with several annexes, and swimming pool, surrounded by about 2.5 ha of agricultural land . The property is reached via an asphalt country road that runs through well-maintained olive groves, which can be reached by the Brenner highway in the direction of Lucca. Description of the buildings MAIN BUILDING. Characteristic farmhouse marked in the plan with the number 3, of the surface of 350 square meters consisting of: on the ground floor large living room with fireplace, another room with fireplace, dining room with adjacent kitchen, two toilets, multipurpose room equipped with a wood-burning oven; on the second floor 5 bedrooms and two bathrooms; on the second floor an attic at the moment reachable by removable staircase where another bedroom could be made. The outbuilding lovely two-story building once rurarle annex, in the plan marked with the number 2, where two independent residential units have been obtained ,one on the ground floor and one on the first floor, used as vacation homes, the surface of about 75 square meters each. Both apartments consist of large living-dining room, kitchen, bathroom and master bedroom; Warehouse . Building in the plan represented with number No. 1 for use as a storage room -wine cellar, with an area of 90sqm . Garage in plan marked with number 4, of 30sqm . Agricultural land, where there are olive trees, fruit trees, and a lovely swimming pool overlooking the sea.

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## Details of amenities

photovoltaic system power 10kw

swimming pool

garage

terracotta floors

attics and wooden beams and rafters roof with overhanging bricks

working wood oven

fireplace

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## All about the location

San Giuliano Terme is a town located in the province of Pisa, Tuscany, Italy, just 10km from the Galileo Galilei International Airport near the Tyrrhenian coast, surrounded by beautiful countryside protected to the north by hills, and set halfway between the famous and historic art cities of Pisa and Lucca. Moreover, because of its location, San Giuliano Terme is easily accessible via Pisa airport and the main regional roads, giving it an ideal starting point for exploring western Tuscany. San Giuliano has ancient origins, dating back to Roman times, and is known worldwide for its hot springs, which have been used since Roman times for curative and thermal purposes. No less important are the proximity of the Migliarino San Rossore Massaciuccoli Natural Park perfect for hiking, biking or horseback riding and the town of Torre del Lago Puccini: famous for being the summer home of composer Giacomo Puccini where every summer on the lake, there are festivals and performances dedicated to his music. As in all of Tuscany, this area is also renowned for its authentic cuisine, which includes dishes such as ribollita (bread and vegetable soup), Florentine steak alla fiorentina game, and desserts such as torta coi bischeri. On the hills that protect San Giuliano Terme from the cold winds coming from the north are ancient villages and farmhouses scattered over a wide area, much sought after by investors, for the breathtaking views ranging from the Apuan Alps to the sea and for the possibility of living in close contact with nature while remaining close to the city. Moreover, in the hills the climate is typically Mediterranean, characterized by hot, dry summers and mild, wet winters.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Corso Italia 1 Mailand  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

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